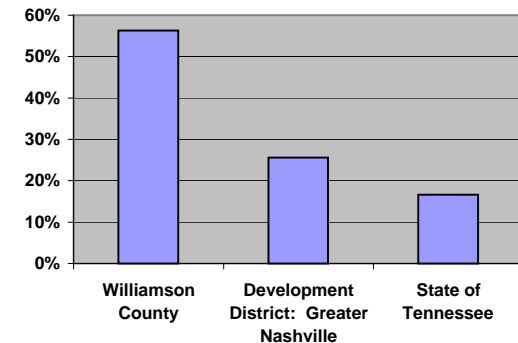


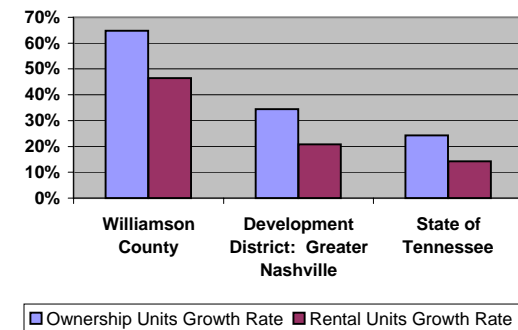
## Population and Housing Market Profiles: Williamson County

	Williamson County	Development District: Greater Nashville	State of Tennessee
<b>POPULATION</b>			
<i>Census 2000 Population</i>	126,638	1,411,725	5,689,283
<i>1990-2000 Population Growth Rate</i>	56.3%	25.6%	16.7%
<b>MINORITY POPULATION</b>			
<b>African American population</b>			
<i>Census 2000</i>	6,832	226,921	953,349
<i>1990-2000 Growth Rate</i>	26.6%	31.9%	22.5%
<b>Asian &amp; Pacific Islander population</b>			
<i>Census 2000</i>	1,908	29,749	73,505
<i>1990-2000 Growth Rate</i>	306.8%	149.7%	130.9%
<b>Hispanic population</b>			
<i>Census 2000</i>	3,197	47,582	123,838
<i>1990-2000 Growth Rate</i>	512.5%	329.6%	278.2%
<b>HOUSING UNITS &amp; VACANCY</b>			
<b>Ownership Units</b>			
<i>Census 2000</i>	36,443	361,244	1,561,363
<i>Ownership Units Growth Rate</i>	64.8%	34.5%	24.3%
<i>Owner Market Vacancy rates</i>	2.3	1.2 to 2.7	2.0
<b>Rental Units</b>			
<i>Census 2000</i>	8,282	184,819	671,542
<i>Rental Units Growth Rate</i>	46.4%	20.8%	14.3%
<i>Renter Market Vacancy rates</i>	5.7	4.8 to 13.2	8.8
<b>AGE OF HOUSING STOCK</b>			
<i>Percent of units built before 1960</i>	9.4%	20.7%	25.4%
<i>Percent of units built after 1990</i>	42.6%	26.6%	23.5%

**1990-2000 Population Growth Rate**



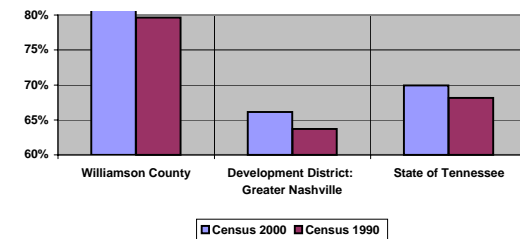
**HOUSING UNITS GROWTH RATE**



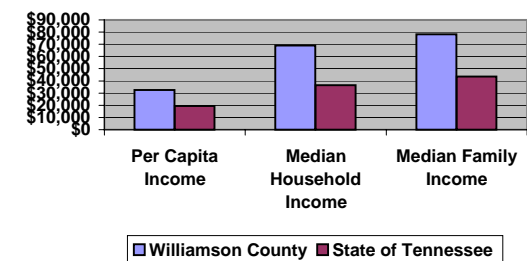
## Population and Housing Market Profiles: Williamson County

	Williamson County	Development District: Greater Nashville	State of Tennessee
<b>HOMEOWNERSHIP RATES</b>			
<i>Census 2000</i>	81.5%	66.2%	69.9%
<i>Census 1990</i>	79.6%	63.7%	68.1%
<b>MINORITY HOMEOWNERSHIP RATES</b>			
<b>African American</b>			
<i>Census 2000</i>	61.6%	45.0%	50.5%
<i>Census 1990</i>	58.0%	42.2%	47.3%
<b>Asian &amp; Pacific Islander</b>			
<i>Census 2000</i>	70.7%	52.3%	50.3%
<i>Census 1990</i>	63.4%	44.7%	45.1%
<b>Hispanic</b>			
<i>Census 2000</i>	48.1%	33.2%	35.8%
<i>Census 1990</i>	60.1%	45.3%	48.6%
<b>1999 Income (2000 Census)</b>			
<i>Per Capita Income</i>	\$32,496	\$15,613 to \$32,496	\$19,393
<i>Median Household Income</i>	\$69,104	\$29,968 to \$69,104	\$36,360
<i>Median Family Income</i>	\$78,315	\$35,395 to \$78,315	\$43,517
<b>Income Growth during the 1990s</b>			
<i>Per Capita Income</i>	68%	N/A	58%
<i>Median Household Income</i>	58%	N/A	47%
<i>Median Family Income</i>	62%	N/A	47%
<b>Poverty Status in 2000</b>			
<i>Persons below Poverty Level</i>	5,933	139,626	746,789
<i>Families below Poverty Level</i>	1,271	28,138	160,717
<i>% of Persons below Poverty Level</i>	4.7%	10.2%	13.5%

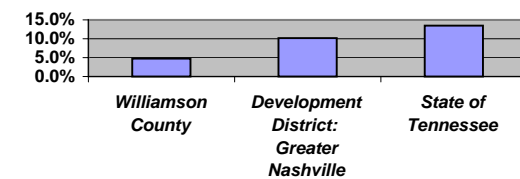
Homeownership Rates: 1990 & 2000



Income Statistics (2000 Census)



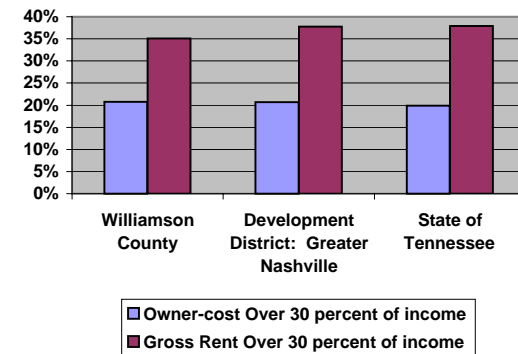
% of Persons below Poverty Level



### Population and Housing Market Profiles: Williamson County

	Williamson County	Development District: Greater Nashville	State of Tennessee
<b>Home Values &amp; Owner Cost Burden</b>			
<i>2000 median home value</i>	\$208,400	\$63,300 to \$20,8400	\$93,000
<i>1990-2000 increase in home value</i>	59.2%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	20.8%	20.7%	19.9%
<i>Owner-cost Over 35 percent of income</i>	14.7%	14.5%	14.5%
<b>Gross Rent &amp; Rent Burden</b>			
<i>2000 median Gross Rent</i>	\$744	\$394 to \$744	\$505
<i>1990-2000 increase in Gross Rent</i>	55.0%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	35.1%	37.8%	37.9%
<i>Gross Rent Over 35 percent of income</i>	25.9%	29.2%	30.2%
<b>Units with Other Housing Problems</b>			
<i>Lacking complete plumbing facilities</i>	170	2,494	14,340
<i>Lacking complete kitchen facilities</i>	246	3,021	13,324
<i>Over crowding (over 1 person per room)</i>	637	16,330	61,191
<b>House Heating Fuel Used in 2000</b>			
<i>Electricity</i>	36.5%	57.0%	52.1%
<i>Utility Gas</i>	55.7%	35.6%	36.0%
<i>Bottled or LP Gas</i>	6.2%	5.2%	7.2%
<b>Recent Movers (2000 Census)</b>			
<i>Moved into the unit in 1999 or later</i>	21.5%	24.1%	20.7%
<i>Moved into the unit in 1995 or later</i>	56.3%	55.9%	49.6%
<i>Moved into the unit in 1990 or later</i>	74.0%	71.4%	65.7%
<b>Mobile Home Units (2000 Census)</b>	1,911	35,864	268,876

Housing Cost Burden in 2000



House Heating Fuel Used

